

The Lakewood Township Committee held a Virtual Meeting on August 18, 2022, at 5:30 PM, with the following present:

Mayor..... Raymond Coles
Deputy Mayor..... Menashe P. Miller

Committee Members..... Meir Lichtenstein
Michael D’Elia
Albert Akerman

Municipal Manager..... Patrick Donnelly
Municipal Attorney..... Steve Secare, Esq.
Harold Hensel, Esq.

Municipal Clerk..... Lauren Kirkman

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published on the Township’s website as well as in the Star Ledger on January 5, 2022. The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password was 2633-703-5921. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>

ROLL CALL –Present: Mayor Coles, Deputy Mayor Miller, Committeeman D’Elia, and Committeeman Akerman.
Absent: Committeeman Lichtenstein
Also present: Township Attorney: Steven Secare; Attorney: Harold Hensel, Township Manager: Patrick Donnelly and Township Clerk: Lauren Kirkman.

SALUTE TO THE FLAG AND PRAYER

Mayor Coles opened the regular meeting at 5:30 p.m.

**MOTION TO APPROVE MINUTES:
REGULAR MINUTES JULY 14, 2022.**

Motion by Deputy Mayor Miller, seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Abstain: None

Absent: Committeeman Lichtenstein

Motion carried to approve minutes.

DISCUSSION:

None

CONSENT AGENDA

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2022-280 through 2022-314.

Motion by Deputy Mayor Miller
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt consent agenda.

2022-280 Establish Methods For Payment Of Delinquent Taxes

2022-281 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By MNYK Developers At Prospect, LLC. In Connection With SD #1997 (Lewin, Rachel, Blanche & Frances St), Block 472, Lots 1, 4 & 7

2022-282 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Prospect Lakewood Development, LLC. In Connection With ZB #3923 (Lewin Ave), Block 474, Lot 1

2022-283 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Avenue Of The States Urban Renewal In Connection With SP 2340 (Avenue Of The States) Block 961, Lots 2.02 & 2.03

2022-284 "Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Lakewood Investments, LLC In Connection With ZB #3952 (James St) Block 344, Lots 1.01 & 1.02"

2022-285 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Congregation Anshei Ridge In Connection With SP #2273 (Ridge Ave) Block 236.02, Lots 3 & 4

2022-286 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New

- Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Lakewood Business, LLC In Connection With SP #2240 (Cross St) Block 524, Lots 3.01 & 3.02
- 2022-287 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Lakewood Business, LLC., In Connection With SP #2240 (Cross St) Block 524 Lots 3.01 & 3.02
- 2022-288 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 1975 Swarthmore Avenue, LLC., In Connection With SP #2287 (Swarthmore Ave), Block 1607, Lot 4
- 2022-289 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Mr. San, LLC., In Connection With SD #1951, (Cathedral St) Block 25.02, Lots 11 & 12
- 2022-290 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Demolition Of Structure Posted By Rivka Herskovits In Connection With SD #2034 (Read Place) Block 855.02, Lot 33
- 2022-291 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Monuments Posted By Rivka Herskovits, In Connection With SD #2034 (Read Place) Block 855.02 Lot 33
- 2022-292 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By River Ave Properties, LLC In Connection With SP #2187 (River Ave & Chestnut St) Block 1070, Lots 1 & 3
- 2022-293 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Brooks Partners, LLC., In Connection With SD #1413A (Brook Road) Block 208.01 Lot 75
- 2022-294 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Cornerstone Equities, LLC In Connection With SP #2303 (Boulevard Of The Americas) Block 961, Lot 2.09
- 2022--295 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Williams Street Equities, LLC., In Connection With ZB 3886 (Williams St) Block 417 Lots 1,2 & 22.01
- 2022-296 "Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Procurement Of Primepoint Payroll Processing Services Pursuant To And In Accordance With N.J.S.A. 40A:11-1 Et Seq"
- 2022-297 "Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Renovation To Its Fuel Storage Tank System Pursuant To And In Accordance With N.J.S.A. 40A:11-1et seq"
- 2022-298 Resolution Of The Township Of Lakewood Awarding A Professional Services Contract To Colliers Engineering And Design For The Preparation Of A Bid Specification And Its Administration As Well As Construction Supervision Of Roof Projects On Township Buildings And Authorizing Payments To Colliers Engineering And Design Through The Community Development Block Grant For These Services And Authorizing Mayor, Deputy Mayor And Clerk To Sign A Contract Pursuant To And In Accordance With N.J.S.A. 40a:11-5
- 2022-299 "Resolution Of The Township Of Lakewood Requesting An Extension Of Time

From The New Jersey Department Of Transportation To Award A Contract For The Township's 2020 Bikeways Grant, For A New Bike Path Around John F Patrick Park And A New Bike Path Within The Industrial Park, And Authorizing Mayor, Deputy Mayor And Clerk To Sign The Grant Application Request For An Extension Pursuant To And In Accordance With N.J.S.A. 40a:11-5"

- 2022-300 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of The Reverter Clause For Property Located In The Township Of Lakewood Formerly Known As Block 494, Lot 35
- 2022-301 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Release Of The Reverter Clause For Property Located In The Township Now Known As Block 490, Lot 13.01 (Special Children's Center
- 2022-302 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Supporting Concurrent Resolution No. 31 Increasing The Property Tax Deduction For Veterans To \$1,000.00 And Base Future Deductions On The Annual Consumer Price Index Increases
- 2022-303 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Renewing Consumption Liquor License For The Year 2022-2023 (CB Lakewood)
- 2022-304 "Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Revising Resolution 2022-272, Requesting Permission For The Dedication By Rider For The Waste Receptacle Fees Trust Fund As Requires By NJSA 13:1A, NJAC 7:26-2A.9g"
- 2022-305 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey, Revising Resolution 2022-273 Requesting Permission For The Dedication By Rider For The Street Opening Fees Trust Fund As Required By NJSA 40:55D-53.1
- 2022-306 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey, Revising Resolution 2022-275, Requesting Permission For The Dedication By Rider For The Sanitary Landfill Facilities Closure And Contingency Fund As Required By NJSA 13:1A, NJAC 7:26-2A.9g
- 2022-307 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey, Revising Resolution 2022-274, Requesting Permission For The Dedication By Rider For The Law Enforcement Trust Fund As Required By NJ Code Of Criminal Justice Title 2C:64
- 2022-308 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey, Revising Resolution 2022-271, Requesting Permission For The Dedication By Rider For The Parks Rental Fees Trust Fund As Required By Parks Rental Fees Act 1981 P.L. 309 sec 110
- 2022-309 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Requesting Permission For The Dedication By Rider For The Medical Benefits Trust Fund As Required By PL 1996, c. 113 And NJS 40A:10-36.2
- 2022-310 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 2.06, Lot 10 Relating To An Added/Omitted Assessment
- 2022-311 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment For Parcels Owned By Greevo Cross, LLC
- 2022-312 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New

Jersey, Authorizing A Refund Of A Homestead Benefit On Block 524.02 Lot 86
2022-313 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New
Jersey, Authorizing The Tax Collector To Refund A Double Payment On Block 815.01
Lot 1.311
2022-314 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New
Jersey, Authorizing A Refund Based On A Tax Court Judgment On Block 440 Lot 3 &
Block 440 Lot 11

ORDINANCES FOR FIRST READING-

Clerk Kirkman read the following Ordinance by title only:

**2022-038 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of
New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of
The Revised General Ordinances Of The Township Of Lakewood, Specifically
Section 11-10 (Stopping Or Standing-S. Clifton Ave.)**

Mayor Coles asked for a motion to introduce ordinance 2022-038.

Motion by Deputy Mayor Miller
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor
Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-038 with a public hearing on **September 15, 2022.**

Clerk Kirkman read the following Ordinance by title only:

**2022-039 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of
New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of
The Revised General Ordinances Of The Township Of Lakewood, Specifically
Section 11-10 (Stopping Or Standing- Clover Street At Laurel Ave**

Mayor Coles asked for a motion to introduce ordinance 2022-039.

Motion by Deputy Mayor Miller
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-039 with a public hearing on **September 15, 2022**.

Clerk Kirkman read the following Ordinance by title only:

2022-040 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of A Street Known As Wynatt Street, In The Township Of Lakewood

Mayor Coles asked for a motion to introduce ordinance 2022-040.

Motion by Deputy Mayor Miller

Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-040 with a public hearing on **September 15, 2022**.

Clerk Kirkman read the following Ordinance by title only:

2022-041 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of A Street Known As Franklin Boulevard, In The Township Of Lakewood

Mayor Coles indicated that the Township would like to do further research on this matter.

Mayor Coles asked for this to be held for further review.

Motion by None

Seconded by None

Ordinance died for lack of a second.

ORDINANCES FOR SECOND READING-

Clerk Kirkman read the following Ordinance by title only:

2022-034 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Acceptance Of An Easement By Way Of A Land Donation To Create A Public Pocket Park On A Portion Of Property Known As Block 161, Lot 2 On The Tax Map Of The Township Of Lakewood (Fourth Street)

Mayor Coles opened the public hearing on ordinance 2022-034.

From: Shloimy Weiss

Sent: Thursday, August 18, 2022 5:31 PM

Subject: [External] Public comment

Good afternoon Mayor and Committee,

I see that you are adopting on second reading 2 ordinances regarding Kikar Shabbos, and that you are adopting a resolution regarding the bikeway grant for the John Patrick park.

Can you clarify if you are still planning for Rabbi Kanarek to build a new community center at John Patrick, or if Rabbi Kanarek will build the inspection department building instead?

If he will build the inspection department instead, can you tell me:

- 1) Will he get paid for building the inspection department
- 2) If yes, how much?
- 3) If not, what will you do with the \$2 million you bonded for the inspection department building?

Thanks!

Shloimy Weiss
655 Princeton Avenue

Mayor Coles the building will still be built using the bonding.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-034.

Motion by Deputy Mayor Miller
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-034 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

2022-035 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To A Portion Of A Paper Street Known As Steckler Street In The Township Of Lakewood.

Mayor Coles opened the public hearing on ordinance 2022-035.

Mayor Coles noted he had answered the one comment previously.

Dear Mr. Mayor, Deputy Mayor, and Township Committee Members,

About a year ago Kikar Shabbos submitted an application to the planning board for an expansion.

The expansion site included the area of a former Public Playground. In addition the project was contingent on the vacation of Steckler Street.

At that point we requested that the township should not vacate Steckler Street unless the property for the playground was returned and restored to being a Public Playground.

We were told by the Committee that they will follow through with our request and we were assured that there will be a playground.

Recently it has been brought to our attention that the area that is being designated for the playground is a mere 1000 sf triangle.

The neighbors feel that this piece of property is insufficient for even a small playground.

Has the township verified that this small triangular piece of property can in fact be used to have a public playground restored?

Upon our investigation it seems unlikely that even a small playground can fit on this tiny property.

We are asking that you not to vote on the vacation of Steckler Street today, rather wait until a more generous piece of land is returned to the public and the neighborhood children can have their public playground restored.

Please keep in mind that the portion of property proposed to be returned to the public is roughly 1/8 of the size of the property that is slated to be vacated.

Thank you so much for your service to the residents of the Township of Lakewood.

Thanks,
Chaya

Please reach out to me if you need.

Seeing no further comment, Mayor Coles asked for a motion to adopt Ordinance 2022-035.

Motion by Deputy Mayor Miller
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-035 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

2022-036 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Changing The Name Of Pine Tree Drive To Cliffwood Street Pursuant To And In Accordance With N.J.S.A. 40:67-1(k) Et Seq.

Mayor Coles opened the public hearing on ordinance 2022-036.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-036.

Motion by Deputy Mayor Miller
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-036 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

2022-037 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing the Exchange of Certain Municipal Lands Known As Block 1107 Lot 1 For Certain Lands Known as Block 1120 Lot 4 and Block 1136 Lot 7 in the Township of Lakewood, County of Ocean, State of New Jersey, Pursuant to N.J.S.A. 40A:12-16 Et. Seq.

Mayor Coles opened the public hearing on ordinance 2022-037.

From: Shaya Stern

Subject: [External] Second reading ordinance - Yosaif Oppen

Hi Mayor and Committee,

I am writing to ask you to table second reading on the ordinance for the land swap with Yosaif Oppen as the clerk has been unable to yet provide to me documents related to this proposed land swap.

On August 8th, well prior to today's meeting, I sent an OPRA request to the clerk seeking emails to and from the Township Manager between January 1, 2022 and August 6, 2022, with the keywords Yosaif Oppen as well as the lots involved in the land swap.

The clerk responded with requests to extend time on my OPRA request. Of course I granted the clerk the requested extensions.

I am unable to present to the Committee my full comments on this land swap proposal until I receive the records from the clerk which are relative to this land swap proposal.

As such, I am requesting that you table this ordinance one more meeting so I can first obtain the relevant records.

Thank you!

Shaya Stern
Pine Street resident

Attorney Secare explained that it was permissible to continue without the OPRA being fulfilled. Clerk Kirkman noted the OPRA was in process of being reviewed and was anticipated to be done shortly.

Seeing no further comment, Mayor Coles asked for a motion to continue the public hearing on Ordinance 2022-037 until September 15, 2022.

Motion by Committeeman D'Elia

Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to continue the public hearing of ordinance 2022-037 until September 15, 2022.

CORRESPONDENCE- None

MOTION TO APPROVE BILL LIST: Dated August 16, 2022.

Mayor Coles asked for a motion to approve the bills list of August 16, 2022.

Motion by Committeeman Akerman

Second by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Bill List of August 16, 2022 was approved.

PUBLIC COMMENTS

The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).

Mayor Coles opened the meeting to the public:

From: a a

Subject: [External] Courtesy busing

Dear Mayor and Committee members,

The LSTA has increased the fee for courtesy busing of non mandated private school students from \$180 to \$260 a year per student. At the same time the Lakewood township committee is paying full share of the Courtesy/Hazardous busing for non mandated public school students.

How is this fare?

The township is choosing one student over another by paying for one and not others.

Why is the township not paying for the hazardous routes of ALL Lakewood children & students?

Thank you

Avi Gordon

Central Avenue Lakewood, NJ

Mayor Coles stated it was his understanding when the LSTA was approved by the state government was to cover the cost of the non-mandated busing for public school students; part was for public safety. Mayor Coles explained the LSTA is doing an amazing job and the charge is well under the actual costs for bussing. Mayor Coles the Township does provide funds to the school for those expenses.

From: Eve Teichman

Subject: [External] Public Comment re: Bikeway grant

Hi Mayor Coles and Committee,

I see that you are sending a resolution to the state regarding the 2020 bikeway grant. I have 2 questions regarding this item.

1) You originally proposed using this grant for an asphalt path along the John Patrick Park as well as Swarthmore Avenue and Lehigh Avenue. As I recall, the grant you did receive was insufficient to do this entire project, and the Industrial Park property owners were unwilling to grant easements along their properties, so the LIC decided to use the grant for an asphalt path around their park and ride. Once the park and ride was built, they decided that a bike path around it was not feasible.

At this point, you are seeking an extension on this grant. If granted, can you tell me where you propose to build the bike path? Along the John Patrick park or along other roads?

2) In your resolution you wrote that you anticipate receiving DEP approval for the bike path along John Patrick in January 2023. Do you also anticipate receiving DEP approval at that time for the community center and playground, or only for the bike path?

Thanks!

Eve Teichman

Mayor Coles explained they are still looking to put bike paths and he did not believe the park and ride was related. Mayor Coles explained a CAFRA permit was needed for John Patrick Park and that all additional work is contingent on the permit.

Seeing no further comments, Mayor Coles closed the public comment portion:

COMMENTS FROM COMMITTEE MEMBERS –

Committeeman D’Elia had no comments.

Committeeman Akerman had no comments.

Committeeman Lichtenstein was absent.

Deputy Mayor Miller wished Mayor Coles a very Happy Birthday which include a year of success, good health and good tidings.

Mayor Coles thanked the committee for the well wishes.

CLOSED SESSION: Attorney Secare advised there was no need for executive session.

ADJOURNMENT

Motion by Deputy Mayor Miller, second by Committeeman Akerman, with all in favor to adjourn the meeting. Meeting adjourned at 5:48 PM.

Lauren Kirkman, RMC, CMR
Township Clerk